



Virginia Close Clacton-On-Sea, CO15 2QE

Situated on the popular Tudor developments, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW. The property in the value's opinion is in a ready to move in condition and a viewing is highly advised. Local shopping amenities at Tudor Parade are located approximately quarter of a mile away with Clacton-on-Sea's Seafront, town centre and mainline railway station approximately one and three quarter miles away.

- Two Bedrooms
- 17' Lounge
- 13'4 Kitchen
- Modern Shower Room
- Double Glazed windows
- Gas Central Heated
- Sun Room
- Front And Rear Gardens
- Council Tax Band C
- EPC Rating D

Price £245,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Loft access. Radiator. Doors to:

LOUNGE

17' x 10'5

Double glazed windows to front and side. Radiator. Wood burner fire (not tested).



KITCHEN

13'4 x 10'

Modern fitted kitchen comprising of laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob. Built in oven and slimline dishwasher. (All appliances not tested). Plumbing and space for washing machine and fridge freezer. Selection of white high gloss units. Cupboard housing hot water cylinder (not tested). Further cupboard housing wall mounted gas boiler (not tested). Radiator. Double glazed windows to front and side. Double glazed door leading to side.



SHOWER ROOM

Modern white suite comprising of low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Heated towel rail. Double glazed window to side.



BEDROOM ONE

12'10 x 10'5

Double glazed window to rear. Radiator.



BEDROOM TWO

11'2 x 10'

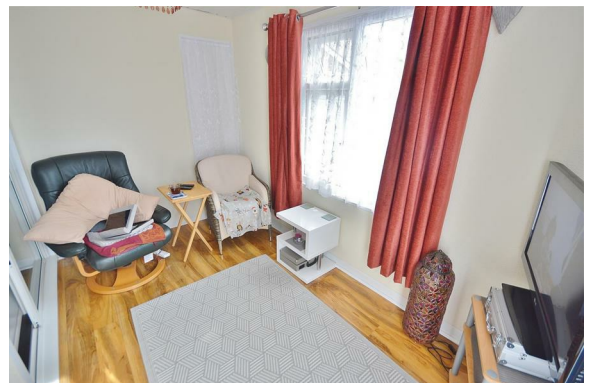
Radiator. Double glazed sliding doors to sun lounge.



SUN LOUNGE

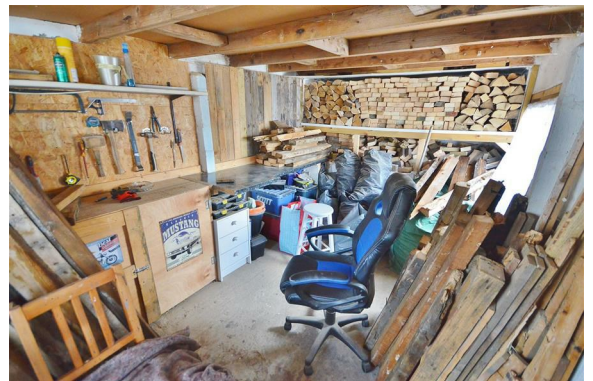
11'5 x 6'7

Double glazed windows to rear and side. Double glazed patio doors leading to rear garden.



GARDEN

Measuring approximately 30'. Being patio paved with shingled area. Two timber storage sheds. Side pedestrian access to front. Workshop with power and light connected.



OUTSIDE FRONT

Mainly laid to lawn. Shared driveway leading to private parking space to side.

Material Information (Freehold Property)

Tenure:

Council Tax: Tendring District Council; Council Tax Band ; Payable 2025/2026 £ Per Annum

Any Additional Property Charges:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type): (Telephone & Broadband):

Non-Standard Property Features To Note:

LE 09/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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